

Conditional Use Analysis

April 14, 2010

C-7-2010

T-Mobile

7185 West 3500 South

C-2 Zone .9 acres

T-Mobile is requesting conditional use approval to construct a 60' high monopole on the property at 7185 W. 3500 S. This property is zoned general commercial (C-2) and has a retail building on the 3500 South frontage and self-storage units behind the retail building. This project was previously approved by the Planning Commission in July, 2008. However, the applicant put the project on hold and the approval expired after one year. The West Valley City General Plan anticipates general commercial uses in this area.

The proposal from T-Mobile is to construct a standard (non-stealth) 60' high monopole with flush mounted antennas. The monopole and associated equipment would be behind the retail building and between the manager's residence and a building containing self-storage units. The Wireless Communications Facilities ordinance allows a non-stealth monopole in this zone as long as there is not another non-stealth monopole within a one-half mile radius. The closest approved monopole is approximately 1.4 miles to the north of this location.

The monopole and associated equipment is inside the gated area of the self-storage units and not accessible to the general public. However, it is next to the interior travel lane for the storage units and will be secured by an eight foot high chain link fence. The area between the two buildings where the facility will be located is approximately 20' by 36' and the lease area for the facility will be 11' by 21'. The area is currently surfaced with gravel and there are no plans by the applicant to change that other than a 10' by 10' concrete pad for the equipment and the necessary foundation for the monopole.

Staff Alternatives:

- Approval, subject to the resolution of any issues raised at the public hearing and the following conditions:
 1. All requirements of any affected departments and agencies must be met.
 2. All applicable requirements of the Wireless Telecommunications Facilities ordinance (Chapter 7-23) must be met.
 3. The lease area must be kept free of weeds and debris.
- Continuance, to allow for the resolution of any issues raised at the public hearing.